

ORDINANCE NO. 20060420-076

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1204 WEST SLAUGHTER LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO LIMITED OFFICE (LO) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) district to limited office (LO) district on the property described in Zoning Case No. C14-05-0217, on file at the Neighborhood Planning and Zoning Department, as follows:

A tract of land, being Lot 4, and the east 2.47 feet of Lot 5, Westwood Heights, Section 1 Subdivision in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 1204 West Slaughter Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on May 1, 2006.

PASSED AND APPROVED

_____, April 20, 2006

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Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

C14-05-0217

EXHIBIT A
METES AND BOUNDS DESCRIPTION

BEING LOT 4 AND THE EAST 2.47 FEET OF LOT 5, WESTWOOD HEIGHTS, SECTION 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN PLAT BOOK 10, PAGE 95 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION OF LOTS 4 AND 5 CONVEYED TO TRAVIS COUNTY RECORDED IN CAUSE NO. 1942, SAID REMAINING PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found at the northeast corner of said Lot 4, being also the northwest corner of Lot 3 of said Westwood Heights Section 1, being also the southeast corner of Lot 6, Block B, Texas Oaks, a subdivision in Travis County, Texas, as recorded in Plat Book 80, Page 212 of the Travis County Plat Records, for the northeast corner and PLACE OF BEGINNING hereof;

THENCE with the common line between said Lots 4 and 3, S 02° 39' 17" W 175.13 feet to a 1/2" rebar found in the north r.o.w. line of Slaughter Lane at the northeast corner of said Travis County tract of land, for the southeast corner hereof;

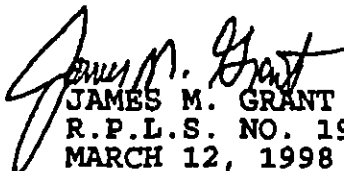
THENCE with the north r.o.w. line of Slaughter Lane (120' r.o.w.), also the common line between said remainder portion of Lots 4 and 5, Westwood Heights Section 1 and said Travis County tract of land, N 87° 37' 25" W 117.39 feet to a 1/2" rebar set for the southwest corner hereof;

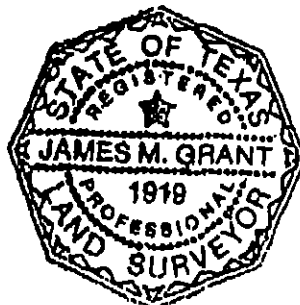
THENCE crossing said Lot 5, Westwood Heights Section 1, N 02° 38' 32" E 175.11 feet to a 1/2" rebar found in the north line of said Lot 5, Westwood Heights Section 1, being also the south line of Lot 5, Block B, of said Texas Oaks, for the northwest corner hereof;

THENCE with the common line between said Lots 5 and 4, Westwood Heights, Section 1 and said Lots 5 and 6, Block B, Texas Oaks, S 87° 38' 00" E (bearing basis for this survey) 117.43 feet to the PLACE OF BEGINNING.

NOTE: See plat prepared to accompany this metes and bounds description.

AS SURVEYED BY:
RALPH HARRIS SURVEYOR INC.
1406 HETHER
AUSTIN, TEXAS 78704


JAMES M. GRANT
R.P.L.S. NO. 1919
MARCH 12, 1998



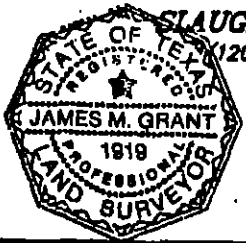
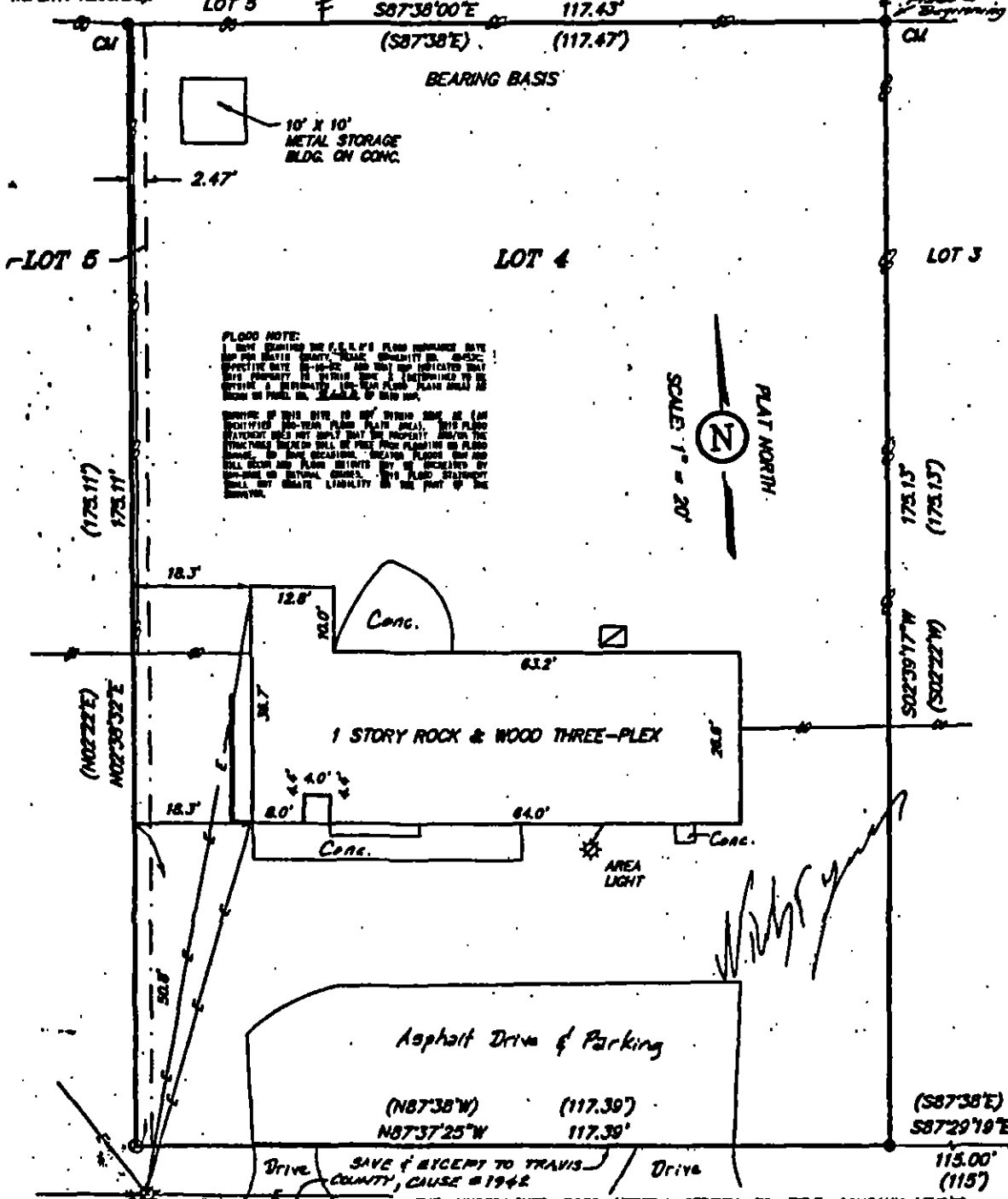
B41:29490

THE UNDERSIGNED, HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY OF THE PROPERTY, LOCATED AT 1204 SLAUGHTER LANE, AUSTIN, TEXAS, BEING DESCRIBED AS FOLLOWS: LOT 4 AND THE EAST 8.47 FEET OF LOT 5, WESTWOOD HEIGHTS, SECTION 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 10, PAGE 85, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID AND EXCEPT THAT PORTION AWARDED TO TRAVIS COUNTY, BY AGREED ADJUDGEMENT DATED 9-8-87, RENDERED IN THE COUNTY COURT AT LAW NO. ONE, OF TRAVIS COUNTY, TEXAS, UNDER CAUSE # 1942. SAID REMAINDER PORTION DESCRIBED BY METES AND BOUNDS ATTACHED AND MADE A PART HEREOF.

REFERENCE OF NO. 128628
 BUYER: NICHOLAS YOUNES
 SELLER: KENNETH POWELL, GEORGE M. ARMSTRONG & WIFE, DIANNE MAUL ARMSTRONG
 UNDER: NATIONS BANK
 TITLE CO.: TEXAS PROFESSIONAL TITLE, INC.
 UNDERWRITER: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

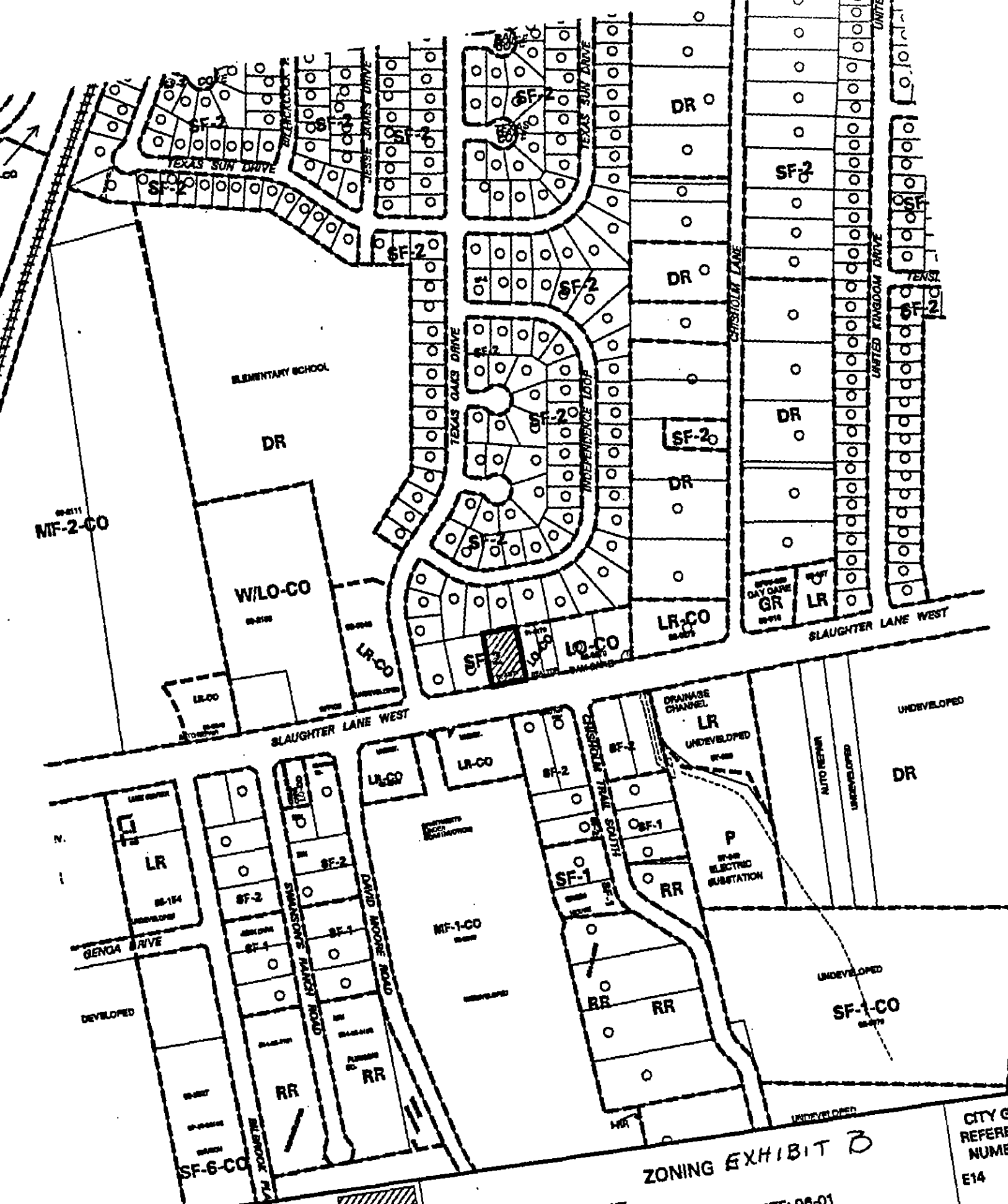
NOTES: 1. FOR RESTRICTIONS AFFECTING THIS LOT, SEE K 10 P. 85 (PLAT RECORDS) AND K 2183 P. 808 (DEED RECORDS) AND K 8580 P. 368; K 8605 P. 55 (REAL PROPERTY RECORDS).

- MAP SYMBOLS:
- X BARBED WIRE FENCE
 - CHAIN LINK FENCE
 - WOOD BOARD FENCE
 - UTILITY LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.L. BUILDING LINE
 - 1/2" REBAR FOUND
 - 1/2" REBAR SET
 - IRON PIPE FOUND
 - CONTROL MONUMENT
 - RECORD DATA FROM PLAT V, 10 P. 85
 - WHEN DIFFERENT FROM MEASURED DATA
 - D.E. DRAINAGE EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - AC AIR CONDITIONER
 - ★ POWER POLE



THE UNDERSIGNED DOES HEREBY CERTIFY TO TITLE COMPANY, LENDER, UNDERWRITER, BUYER AND SELLER ABOVE-NAMED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS ACCURATE, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY EASEMENTS OR ROADWAYS, EXCEPT AS SHOWN HEREON, AND THE SAID PROPERTY, HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. THIS PLAT IS NOT VALID UNLESS ACCOMPANIED BY AN ORIGINAL SEAL.

RALPH HARRIS, SURVEYOR INC. 1408 METHER, AUSTIN, TEXAS 78704
 JAMES M. GRANT R.P.L.S. NO. 1919 MARCH 11, 1898
 INVOICE NO. 30910 WORK ORDER NO. 29480



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: W.WALSH

CASE #: C14-05-0217
 ADDRESS: 1204 W SLAUGHTER LN
 SUBJECT AREA (acres): 0.470

DATE: 06-01
 INTLS: 6M

ZONING EXHIBIT B

CITY OF
 REFERENCE
 NUMBER
 E14